पुनर्प्रसिध्द विकास योजना - [illegible]
महाराष्ट्र प्रादेशिक [illegible]
अधिनियम, १९६६ चे कलम [illegible]

महाराष्ट्र शासन
नगर विकास विभाग
शासन निर्णय क्र. टिपीएस-३२०९/४५/प्र.क्र.६६/२००९/नवि-३०
मंत्रालय, मुंबई - ३२.
दिनांक - ०२ सप्टेंबर, २००९.

शासन निर्णय :- सोबतची अधिसूचना [illegible]

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार [illegible]

(शिवाजी [illegible])
अवर सचिव

प्रति,
विभागीय आयुक्त, औरंगाबाद विभाग, औरंगाबाद.
जिल्हाधिकारी, नांदेड.
संचालक नगररचना, महाराष्ट्र राज्य, पुणे.
उप सचिव (नगररचना), नगर विकास विभाग, मंत्रालय, मुंबई
उप संचालक नगररचना, औरंगाबाद विभाग, औरंगाबाद.
त्यांना विनंती करण्यात येते की, सोबतच्या अधिसूचनेनुसार [illegible] करण्याकरीता शासनास सादर करावेत.
सहायक संचालक नगररचना, नांदेड शाखा, नांदेड.
मुख्याधिकारी, धर्माबाद नगर परिषद, धर्माबाद जि. नांदेड
व्यवस्थापक, शासकीय मुद्रणालय, औरंगाबाद.
त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासन [illegible] औरंगाबाद विभागीय पुरवणीमध्ये प्रसिद्ध करुन त्याच्या ५ प्रती या विभागास [illegible] महाराष्ट्र राज्य, पुणे यांना पाठवाव्यात.
~~कक्ष~~ अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.
त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना शासनाच्या वेबसाईटवर प्रसिद्ध करावी.
निवड नस्ती, नवि-३०.

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NOTIFICATION
GOVERNMENT OF MAHARASHTRA
Urban Development Department
Mantralaya, Mumbai-400 032

Dated: ~~31/08/2009~~ 02 सितम्बर २००९

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No.TPS-3209/45/CR-66(A)/2009/UD-30

Whereas the Dharmabad Municipal Council (hereinafter referred to as the "said Municipal Council") being the Planning Authority for the area [illegible] jurisdiction has submitted to the State Government under sub-se[illegible] 30 of the Maharashtra Regional & Town Planning Act, 1966 [illegible] No.XXXVII of 1966) (hereinafter referred to as 'the said Act') the [illegible] Plan of Dharmabad (R) for the entire area within Municipal Limit (hereinafter referred to as "the said Draft Plan");

And whereas, in accordance with the provisions of Sub-Section (1) of Sectio[n] 31 of the said Act, the said Draft Development Plan is required to be sanctioned no[t] later than one year from the date of its receipt from the Planning Authority or i[n] accordance with the proviso to the sub-section (1) of section 31 of the said Ac[t] within any such further period as extended by the State Government.

And whereas the Government vide Urban Development Department Notification No.TPS-3205/751/CR-139(A)/2005/UD-30, dated 30th July 2007 published in the Maharashtra Government Gazette (Extraordinary Part-I) Aurangabad Division Supplement dated 10th, August, 2007, at page Nos.1 & 2 ha[s] sanctioned part of the Draft Development Plan of Dharmabad (R);

And whereas, the Government vide Urban Development Department Notification No.TPS-3205/751/CR-139(B)/2005/UD-30, dated 30th July, 2007 published in the Maharashtra Government Gazette (Extraordinary) Part-I,A Aurangabad Division Supplement dated 10th August, 2007 at page Nos.3 to 10 ha[s] published the excluded part of the Draft Development Plan of Dharmabad(R) fo[r] inviting suggestions/objections from public under second proviso to sub-section (1) of section 31 of the said Act; (hereinafter referred to as "the said Excluded Parts")

And whereas, the Government of Maharashtra has extended the time limit fo[r] sanctioning the said Draft Development Plan under sub section (1) of section 31 o[f] the said Act upto and inclusive of 30th July, 2007 vide Urban Development Department's Notification No.TPS-3205/751/CR-139(A)/2005/UD-30, dated 30th July 2007 ;

Now therefore in exercise of the power's conferred upon the State Government under the proviso to sub-section (1) of section 31 of the said Act, the Government of Maharashtra here by extends the period for according sanction to the said Draft Development Plan of the said Council up to and inclusive of 31/08/2009

By order and in the name of Governor of Maharashtra,

(Shivaji Patankar)
Under Secretary to Government

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And whereas, in exercise of the powers conferred under the first proviso to sub-section (1) of section 31 of the said Act, the Government of Maharashtra by Urban Development Department's Notification No.TPS-3209/45/CR-66(A)/2009/UD-30 dated 31/08/2009 has extended the period for sanctioning the excluded part of the Draft Development Plan of Dharmabad (R) for a period upto and inclusive of 31/08/2009 .

Now therefore in exercise of the power's conferred by sub section (1) of section 31 of the said Act, and of all other powers enabling it in that behalf the Government of Maharashtra here by,

(a) sanctions ;the Draft Development Plan of the said [illegible] Dharmabad (R) as specified in the Sche[illegible] Notification, which shall be the final Developmen[illegible] excluded part of Dharmabad (R).

(b) Fixes 01/11/2009 to be the date on which [illegible] Plan of the said Excluded Parts of Dharmabad (R) shall [illegible] force.

Note : Copies of plan of final Development Plan of the said Excluded Parts of Dharmabad (R) as modified and sanctioned by the State Government with the modifications shown on the plan have been kept open for inspection by the public during working hours for a period of one year at the office of the Dharmabad Municipal Council, District Nanded.

By order and in the name of Governor of Maharashtra,

(Shivaji Patankar)
Under Secretary to Government

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SCHEDULE OF MODIFICATIONS OF SUBSTANTIAL NATURE

Development Plan, Dharmabad (Revised)
Accompaniment to the Notification No.TPS-3209/45/CR-66(B)/2009/UD-30
Dated 31/08/2009

Sr. No	Excluded Part No	Site No./ Survey No. (Location)	Proposal as per Development plan published under Section 26 of the MR & TP Act. 1966.	Proposal as per Development Plan submitted to State Government u/s 30 of the MR & TP Act. 1966.	Modification of substantial nature as Proposed by the State Government u/s 31 of the MR & TP Act. 1966.	Modification of substantial nature as sanctioned by the State Government under Section 31 of the Maharashtra Regional and Town Planning Act,1966.
1	2	3	4	5.	6.	7
1	EP-1	Site No.63 Site No.69	High School & Play Ground Weekly Market & Shopping Centre	Site No.63 "High School & Play Ground and Site No.69 "Weekly Market & Shopping Centre" and part portion of 15.00 mt D.P. Road are deleted and included in residential zone.	Site No.63 "High School & Play Ground" and Site No.69 "Weekly Market & Shopping Centre" (Partly) are proposed to be deleted and land so released is proposed to be included in Residential Zone as shown on Plan.	Sanctioned as Proposed
		Site No.[illegible] (Part) [illegible] Survey No.[illegible] [illegible] Marg[illegible]	Site No.64 (Part) & 15.00 m. D.P. Road	The new alignment is proposed from Site No.64 (Part) & Survey No.188 & 189.	The 15.00 mt. Development Plan Road is proposed to be reinstated as per plan published under section 26 of the Maharashtra Regional & Town Planning Act, 1966.	Sanctioned as Proposed

2	EP-2	Site [illegible]	Weekly Market	Northern portion of Site No.31 in Survey No.623 is included in Site No.32 "Parking" and eastern portion of Site No.31 in Survey No. 623 is included in residential zone.	Site No.31 "Weekly Market" is proposed to be reinstated as per plan published under section 26 of the Maharashtra Regional & Town Planning Act, 1966.	Sanctioned as Prop
3	EP-3	Site No.14 Site No.15	Cultural Centre Primary School & Play Ground	Site No.14 "Cultural Centre" and Site No.15 "Primary School & Play Ground" are included in A.P.M.C.	The decision regarding Site No. 14 "Cultural Centre" is kept in abeyance. Site No.15 "Primary School & Play Ground" is proposed to be redesignated as "Extension to APMC" as shown on plan.	Sanctioned as Proposed
4	EP-4	Survey No. 207 of Mauje Ratanali	Existing Ginning and Pressing Factory	The bearing Survey No.207 is included in residential zone.	The land bearing Survey No.207 of Mauje Ratnali shown as Ginning and Pressing Factory is proposed to be reinstated as per plan published under section 26 of Maharashtra Regional & Town Planning Act, 1966.	Sanctioned as Proposed
5	EP-5	Site NO.52	Shopping Centre	The southern portion of Site No.52 "Shopping Centre" is shifted on the Tari land and land so released is included in No Development zone.	The southern portion (50% of the total land under Site No.52) of Site No.52 "Shopping Centre" is proposed to be deleted and the land so released is proposed to be reserved as new Site No. 52-A "Dispensary & Maternity Home." The remaining portion will be reserved as Site No.52 "Shopping Centre" The new Site No.52-B "Shopping Centre" is Proposed to be kept at the Rice Mill as shown on Plan.	Sanctioned as Proposed

6	EP-6	Surv[illegible]	Residential Zone	Industrial Zone	The land bearing Survey No.605 (Part) is proposed to be deleted from Residential Zone and land so released is proposed to be included in Industrial Zone as Shown on plan	The land bearing S[illegible] No.605 (Part) is reinstated in Residential Zone as per the plan published u/s 26 of the MR & TP Act,1966.
7	EP-7	Site No. 17	Municipal Campus	Western portion of Site No.17 is deleted and included in residential zone	The land under Plot No. 2-659 is proposed to be deleted from Site No.17 "Municipal Campus" and land so released is proposed to be included in Residential Zone as shown on plan.	Sanctioned as Proposed
8	EP-8	Survey Nos 112(Pt.), 112/2, 113 (Pt.), 114 (Pt.) & Tari land upto 30.0 mt. D.P. Road from Mauje Ratnali	No Development Zone	Residential Zone	The land bearing Survey No.112 (Pt)] 112/2, 113 (Pt.) 114 (Pt.) & Tari land up to 30.00 mt. Development Plan Road from Mauje Ratnali is proposed to be reinstated in No Development Zone as per plan published under section 26 of the Maharashtra Regional & Town Planning Act, 1966.	Sanctioned as Proposed
9	EP-9	Survey No. 1,2, 3 (Pt.),4,5,6,7 (Pt.) ,9/2,10/1, 10/2 (Pt.) 11 (Pt.) 12, 13/2, 14/2, 15 ,16(Pt.) 113(Pt.), 114(Pt.) 115 to 119,120 (Pt.),[illegible] (Pt.) [illegible] (Pt.) & Tari land	No Development Zone	Industrial Zone	Survey No. 1,2, 3 (Pt.),4,5,6,7 (Pt.) ,9/2,10/1, 10/2 (Pt.) 11 (Pt.) 12, 13/2, 14/2, 15 ,16(Pt.) 113(Pt.), 114(Pt.) 115 to 119,120 (Pt.),121,122 (Pt.), 123 (Pt.) & Tari land is proposed to be reinstated in No Development Zone as per plan published under section 26 of the Maharashtra Regional & Town Planning Act, 1966.	Sanctioned as Proposed

10	EP-10	Site No.8 Survey No.603 (Pt) S.No.17 (Pt) Survey No.2 (Pt) & 3 (Pt)	Slaughter House No Development Zone. Public Semi Public Zone No Development Zone.	Site No.8 "Slaughter House" (as per plan published under section 26 of the Maharashtra Regional & Town Planning Act, 1966) is shifted from Survey No.147 to Survey No.603 (Pt) & 17 (Pt) and land so released is included in residential zone	The Site for "Slaughter House" (as per plan submitted under section 30 of the Maharashtra Regional & Town Planning Act, 1966) is proposed to be shifted from Survey No.17 to Survey No.2 (Pt) & 3 (Pt) and land so released in Survey No.17 is proposed to be included in No Development Zone as shown on plan.	Sanctioned as Prop.
11	EP-11	S.No. 234 (Pt) 239 (Pt)238 (Pt), 237(Pt), 236/1 (Pt.) 235 (Pt.) 237/1/2 of Mauje [illegible]	Site No.45 Residential Zone	High School & Play Ground	Site No.45 "High School & Play Ground is proposed to be rearranged as shown on Plan. The land released from northern portion of Site No.45 is proposed to be included in residential zone. The land bearing Survey No.237/1 & 237/2 is proposed to be shown as "Cremation Ground" as shown on plan.	Sanctioned as Proposed
12	EP-12	Site No.66	High School & Play Ground	Site No.66 "High School & Play Ground" is deleted & included in residential zone.	Site No.66 "High School & Play Ground" is proposed to be deleted & land so released is proposed to be included in residential zone as shown on plan.	Sanctioned as Proposed
13	EP-13	Site No.67	Primary School & Play Ground	Site No.67 "Primary School & Play Ground" is deleted & included in residential zone.	Site No.67 "Primary School & Play Ground" is proposed to be deleted & land so released is proposed to be included in residential zone as shown on plan.	Sanctioned as Proposed

14	EP-14	Site No. [illegible] Land adjacent to east side of the North-South Road	Garden Residential Zone	Site No.59 "Garden" is rearranged as shown on plan. The Northern & Western portions along with the land adjacent to east side of the North- South Road is reserved as "Existing Cremation Ground" And the road junction is also rearranged as shown on plan.	Site No.59 "Garden" is proposed to be rearranged as shown on plan. The Northern & Western portions along with the land adjacent to east side of the North-South Road is proposed to be reserved as "Cremation Ground" And road/junction situated towards the northern side of Site No.59 is proposed to be rearranged as shown on plan.	Sanctioned as Prop[osed]
15	EP-15	Site No.8 Site No.7 Survey No.147 (Pt.), 148, 149 (Pt.), 161 (Pt.) 162 (Pt.) 163	Slaughter House Stadium Residential Zone	Site No.8 "Slaughter House" is deleted. Site No.7 "Stadium" is rearranged by amalgamating the land bearing Survey No.147 (Pt), 148, 149(Pt), 162(Pt) & 163(Pt)	Site No.8 "Slaughter House" (as per plan published under section 26 of the Maharashtra Regional & Town Planning Act, 1966) is proposed to be deleted and land so released along with Site No.7 "Stadium" and land bearing Survey No.147(Pt), 148, 149(Pt), 161 (Pt.), 162(Pt) & 163(Pt) is proposed to be reserved as new Site No.7 "Stadium" as shown on plan.	Sanctioned as Proposed
16	EP-16	Shankar Timber Depot	Residential Zone	Shopping Centre	The land of Shankar Timber Depot is proposed to be deleted from residential zone and land so released is proposed to be reserved as new Site No.26-A "Shopping Centre."	Sanctioned as Proposed

17	EP-17	Existing Z. P. School (Pt) Existing Dispensary (Pt)	Existing Z. P. School (Pt) Existing Dispensary (Pt)	The Existing Z. P. School (Pt) and the Existing Dispensary (Pt) are deleted & reserved for "Shopping Centre"	The Existing Z. P. School (Pt) and the Existing Dispensary (Pt) are proposed to be reinstated as per plan published under section 26 of the Maharashtra Regional & Town Planning Act, 1966.	Sanctioned as Proposed
18	EP-18	Site No.57 Site No.58 S.No.207 (Pt) S.Nos.209 (Pt), 211(Pt), 212(Pt), 213 (Pt.), 214 Pt), 215 (Pt), 216 (Pt), 217 (Pt), 218 (Pt), 219 (Pt) of Mauje Ratnali	Primary School & Play Ground Garden Existing Ginning & Pressing Factory in Industrial Zone Residential Zone	The land under Site No.57 "Primary School & Play Ground" Site No.58 "Garden" and the lands bearing Survey Nos.207 (Pt), 209(Pt), 211(Pt), 212 (Pt), 213 (Pt), 214 (Pt), 215 (Pt), 216 (Pt), 217 (Pt), 218 (Pt), 219 (Pt) of Mauje Ratnali are reserved for "MHADA"	Site No.57 "Primary School & Play Ground" Site No.58 "Garden" and the lands bearing Survey Nos. 207 (Pt) , 209(Pt), 211(Pt), 212 (Pt), 213 (Pt), 214 (Pt), 215 (Pt), 216 (Pt), 217 (Pt), 218 (Pt), 219 (Pt) of Mauje Ratnali are proposed to be reinstated as per plan published under section 26 of the Maharashtra Regional & Town Planning Act, 1966.	Sanctioned as Proposed

19	EP-19	Site No. Site No.	Thick Tree Plantation Thick Tree Plantation	Thick Tree Plantation Thick Tree Plantation	The designations of Site No.30 and Site No.51 are proposed to be changed from "Thick Tree Plantation" to "Garden."	Sanctioned as Proposed
		Tari land up to Balapur-[illegible] Road	No Development Zone	Residential Zone with rearrangement of the road network	The Tari land towards the north of newly proposed 15.00 mt. wide Development Plan Road up to the southern boundary of Site No.51 is proposed to be deleted from No Development Zone and land so released is proposed to be included in Residential Zone with road network as shown on plan. The Tari land towards the eastern side of North-South 15.00 mt. wide Development Plan Road (in between Tank & Southern 30 mt. Road & the land towards the South of newly proposed 15.00 mt. wide Development Plan Road up to the Southern 30 mt. wide Development Plan Road is proposed to be reinstated as per plan published u/s 26 of the Maharashtra Regional & Town Planning Act, 1966.)	
20	EP-20	East-West 15.00 mt. wide Development Plan Road	15.00 mt. wide Development Plan Road	15.00 mt. wide Development Plan Road	The 15.00 mt. wide Development Plan Road from Site No.53 to Site No.51 is proposed to be shifted towards south and land so released is proposed to be included in Residential Zone as shown on plan	Sanctioned as Proposed

21	EP-21	Site [illegible] Site [illegible] Resid[illegible] Zone Railway [illegible] No Develo[illegible] Zone	[illegible] Ground [illegible]opping [illegible]entre & [illegible]egetable Market [illegible]esidential [illegible]one Railway Land No Development [illegible]one	15.0 mt. Development Plan Road (College road to shopping centre to urdu school to rice mill Naigaon road & over bridge	The land under 15.00 mt Development Plan Road from northern boundary upto southern boundary is proposed to be reinstated as per plan published under section 26 of the Maharashtra Regional & Town Planning Act, 1966. The 15.00 mt. Development Plan Road in Urdu School area is proposed as shown on plan. The land under 15.00 mt. Development Plan Road from northern boundary of Site No.30 upto the 30.00 mt. Development Road is proposed to be reinstated as per plan published under section 26 of the Maharashtra Regional & Town Planning Act, 1966.	Sanctioned as Pr[illegible]
22	EP-22	18.00 [illegible] wide Develo[illegible] Plan [illegible]	18.00 mt. wide [illegible]evelopment [illegible]lan Road	The width of 18.00 mt. wide east west Development Plan Road from Raher Railway gate to Ratnali Railway is curtailed to 12.00 mt.	The width of 18.00 mt. wide east west Development Plan Road from Raher Railway gate to Ratnali Railway is proposed to be reinstated as per plan published under section 26 of the Maharashtra Regional & Town Planning Act, 1966.	Sanctioned as Proposed
23	EP-23	Ove[illegible] Sub[illegible] Mau[illegible]	[illegible]ilway Track [illegible]0.0 mt. [illegible]evelopment [illegible] Road (Pt)	The Over Bridge is proposed over the railway track on the 30.00 mt. Development Plan Road	The Over Bridge is proposed to be shown over the railway track along the 30.00 mt. Development Plan Road.	Sanctioned as Proposed

24	EP-24	East-W[illegible] [illegible] mt Develo[illegible] Road [illegible] to Site No.21 & 22 Site No.[illegible] Site No.[illegible] Land (near Survey No.603) adjacent to 9.00 mt. Development Plan Road	[illegible] [illegible]lopment [illegible] Road Police Staff Quarters (Pt) Primary School & Play Ground (Pt) Residential Zone	The width of East-West 9.00 mt. Development Road adjacent to southern sides of Site Nos.21 & 22 is widen to 15.00 mt.	The width of East-West 9.00 mt. Development Plan Road adjacent to southern sides of Site Nos.21 & 22 is proposed to be reinstated as per plan published under section 26 of the Maharashtra Regional & Town Planning Act, 1966.	Sanctioned as Pro[illegible]
25	EP-25	S.No.1[illegible],146, & 147(Pt)	No Development Zone	The land bearing Survey No.143, 146 & 147 (Pt) is included in Residential Zone.	The land bearing Survey No.143, 146 & 147 (Pt) is proposed to be reinstated in No Development Zone as per plan published under section 26 of the Maharashtra Regional & Town Planning Act, 1966.	Sanctioned as Propose[d]
26	EP-26	East-West & North South 15.0 m[illegible] Develo[illegible] Plan [illegible] adjac[illegible] No.4[illegible]	15.00 mt. Development Plan Road	The width of east-west & north-south 15.0 mt. Development Plan Road adjacent to Site No.45 is curtailed to 12.0 mt.	The width of east-west & north-south 15.0 mt. Development Plan Road adjacent to Site No.45 is proposed to be reinstated as per plan published u/s 26 of the Maharashtra Regional & Town Planning Act, 1966.	Sanctioned as Propose[d]
27	EP-27	East-[illegible] 15.0[illegible] [illegible]	[illegible]5.00 mt. [illegible]velopment [illegible]an Road	The width of East-West 15.00 mt. Development Plan Road from Central Primary School to Cement Road is curtailed to 9.0 mt.	The width of East-West 15.00 mt. Development Plan Road from Central Primary School to Cement Road is proposed to be reinstated as per plan published under section 26 of the Maharashtra Regional & Town Planning Act, 1966.	Sanctioned as Propose[d]

28	EP-28	Strip ... adjac... Munici... bound... degloor road to Site No.60	...velopment ...de	1) The 30.00 mt. wide Development Plan Road is proposed from Degloor road to Site No.60 along Municipal Limit.	1) The proposed 30.00 mt. wide Development Plan Road proposed from Degloor road to Site No.60 along Municipal Limit is proposed to be deleted and the land so released is proposed to be reinstated as per plan ;published under section 26 of the Maharashtra Regional & Town Planning Act, 1966 subject to the changes proposed vide EP-29.	Sanctioned as Prop...
		Tanks	Tanks			
		Site No.60 (...)	Cremation Ground	2) The land adjacent to north boundary of Site No.60 is deleted from No Development Zone and reserved as "Dhobi Ghat"	2) The land adjacent to north boundary of Site No.60 is proposed to be deleted from No Development Zone and land so released is proposed to be reserved as new Site No. 60-A for "Dhobi Ghat" as shown on plan.	
		Land adjacent to north boundary of the No.60 & both Tanks	No Development Zone	3) The land under both Tanks & Adjacent area is shown as "Techno Park"	3) The land under both Tanks & adjacent area shown as "Techno Park" (as per plan submitted under section 30 of the Maharashtra Regional & Town Planning Act, 1966) is proposed to be reinstated as per plan published under section 26 of the Maharashtra Regional & Town Planning Act, 1966	

29	EP-29	Site No[illegible] Land [illegible] to [illegible] boundary of site No.60	[illegible]mation [illegible]round [illegible] to Development Zone	Site No.60 "Cremation Ground" is rearranged as shown on plan"	Site No.60 "Cremation Ground" is proposed to be rearranged as shown on plan and land so released is proposed to be included in No Development Zone.	Sanctioned as Prop[illegible]
30	EP-30	Survey No.6[illegible]5 (Pt)	Industrial Zone	The land bearing Survey No.605 (Pt) is deleted from industrial zone and included in Residential Zone.	The land bearing Survey No.605 (Pt) is proposed to be deleted from Industrial Zone and land so released is proposed to be included in Residential Zone as shown on plan.	Sanctioned as Proposed
31	EP-31	Hutatma Smarak	Public Semi-Public Zone	The land shown as Hutatma Smarak is proposed to be reserved for "Garden & Museum"	The land shown as Hutatma Smarak is proposed to be reserved as new Site ano.21-A for "Garden & Museum" as shown on plan.	Sanctioned as Proposed
		SANCTIONED MODIFICATIONS TO DEVELOPMENT CONTROL RULES.				
32	EP-32	Following new definition is added as definition. 2.5 A :- **Floor Space Index (FSI)** :- The quotient obtained by dividing the total built up area on all floors excluding areas as given in bye law No.20.6.2 by the area of the plot. **FSI = Total Built up Area on all floors / Plot Area**				
33	EP-33	Following new item is added after Rule No. 5.1 (e) **5.1 (e) (a)** :- Give particulars of the parking provided and required under Regulation No. 21.				
34	EP-34	New Sub Rule No.5.1.2 is added after Regulation No.5.1 as follows **New Sub Rule No. 5.1.2** "No Objection Certificate" from the concerned railway for the building plans of the construction on the land between [illegible] railway boundary and the distance 30.00 m. from its. (Ref.[illegible] Development Department, Order No.TPB 4302/1318/CR-23/03/UD-11, dated 23rd May 2003)				
35	EP-35	Rule N[illegible]				
36	EP-36	Followi[illegible] should be permitted in layout open space under Rule No.19.2 "Crec[illegible] infants)				

No.	EP	Modification
37	EP-37	Following [illegible] added as Rule Nos. 19.3.2, & 19.3.3 after Rule No. 19.3.1 :- Rule [illegible] regulations for buildings of Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maha[illegible] their Staff Quarters situated in the Goathan or similar congested area and outside congested area. In [illegible] buildings of Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra for use [illegible] Quarters, the Commissioner/Chief Officer may permit the Floor Space Index to be exceeded upto 2.5. ***Note :-*** [illegible] permissible to submit a composite shceme for the development or redevelopment of land of Department of Police, Police Housing Corporation, Jail and Home Guard for the utilisation of permissible commercial user under D.C.Regulation; so that commer[illegible] of one plot can be shifted to other plot, provided the aggregate FSI on any plot shall not exceed 2.5. For reconstruction/redevelopment of the buildings of Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra, constructed prior to 1940, the FSI shall be 2.5 or consumed Floor Space Index of existing old building plus 50% incentive FSI, whichever is more. In the cases of development or redevelopment of land of Department of Police, Police Housing Corporation and Home Guard, commercial user permissible under D.C.Regulation may be permitted upto 25% of the total permissible builtup area. **(Ref.: Government Order, Urban Development Department, No.TPB-4303/500/CR-61/2003/UD-11, dated 4th June, 2003)** **19.3.3** : The Chief Officer may permit the additional Floor Space Index in respect of building of "A" class public libraries which are 100 years old in independent plot in the manner prescribed below :- I) Additional FSI shall be available to those public libraries which are more than 100 years old and are included in "A" class as per Rule 10 of Maharashtra Public Libraries Act, 1967. II) In Gaothan and congested area, an additional 0.5 FSI over and above the permissible FSI shall be granted for commercial user if otherwise permissible as per the regulations. The total FSI shall not be more than 2.5 out of which built up area not exceeding 1.00 FSI shall be permitted for commercial purpose alongwith library. III) In non congested areas, additional FSI to the extent of 150% over and above the permissible FSI shall be permitted for commercial users if otherwise permissible as per the regulations built up area not exceeding 1.00 FSI shall be permitted alongwith the library. IV) The commercial users permissible shall be convenient shopping, bank branch and small restaurants. However, shops like selling alcoholic drinks, pan-bidi shops, lottery stalls and shops selling hazardous goods (gas godowns etc) shall not be permitted. V) [illegible] out of commercial uses shall be utilized by the institutions only for the development of the library. **(Ref : [illegible] Development Department, Order No.TPB-2497/42/CR-98/UD-9, dated 16th May 1997)**
38	EP-38	Following [illegible] note is added after Rule No. 20.3.2 as follows :- **Note** [illegible] mentioned above, maximum FSI allowed shall be 1.00. **(Ref. [illegible] No.Dev.Permission/TPV-7/7880, dated 18th November 2000)**
39	EP-39	Following [illegible] added in Rule No.20.3.3. New [illegible] **(a)** :- For any of the above type of buildings, built up area on all floors shall not exceed the net plot area.
40	EP-40	Following [illegible] added after Rule No.20.7.2 (e) :- (f) : A[illegible] venue for a Co-op. Housing Society or Apartment Owners Association as provided in Sub-regulation 22.11.3 (Ref. [illegible] Development Department, Order No.TPB 4303/13/CR-249/03/UD-11, dated 17th June 2004.)

41	EP-41	Foll[illegible] [illegible]gulation vide No.22.11.3 is added after sub-regulation No.22.11.2 :- New [illegible] [illegible]11.3 : In every residential building constructed or proposed to be constructed for the use of a Co-operati[illegible] Hous[illegible] [illegible] Apartment Owners Association; a fitness centre room will be permitted. The area of the room shall be limited to 2 (two) [illegible] total built up area of building or 20 Sq.Mt. whichever is more. It shall not be used for any other purpose, except for fitne[illegible] [illegible] and its ownership shall vest to Society or Association. **(Ref.Gov[illegible] [illegible] Development Department, Order No.TPB 4303/13/CR-249/03/UD-11, dated 17th June 2004.)**
42	EP-42	In Appendix [illegible] is amended as under :- 1) In [illegible] 2 under the heading "ARCHITECT" in sub-paragraph C-1.1 under the heading "Qualification" the words and letters "[illegible] of" the words "the SCHEDULE" shall be substituted; 2) In [illegible] C-6, under the heading "LICENSING". (a) In sub-paragraph C-6.1 under the heading "Technical Personnel to licensed" after the words "Calendar Year" the words figures and letters "ending on the 31st of December" ,shall be inserted; (b) to sub-paragraph C-6.2, under the heading "Licensing fees", the following proviso shall be added at the end, namely – " Provided that an architect duly registered with the Council of Architecture constituted under the Architect Act, 1972 (20 of 1972) shall not be required to pay any licensing fee" **(Ref. : Government in Urban Development Department, Notification No.TPB-4383/4089/UD–5, dated 21st May, 1987)**
43	EP-43	After Rule No. G.4.1, following New Rule G.4.2 is added :- **Rule No. [illegible]** Land under Industrial Zone adjoining to Residential Zone shall be deemed to be included in Residential Zone after closure/shifting of the existing industry/industries in the land in Industrial Zone subject to following conditions i) there should be appropriate buffer open space of 23 mt. from the adjacent industrial boundary/zone, to be left within the land to be converted to residential use, ii) 10% of the land should be kept as amenity space in addition to open space, iii) report from the Labour Commissioner should be obtained and be submitted to the Planning Authority regarding all the liabilities/payments to be paid to the concerned workers have been paid by the factory owner.
44	EP-44	In the G.6.1 permitting works in the No Development Zone, following work is added under G.6.1 (9) after G.6.1 (8) **G.6.1 (9) :** Industrial use
45	EP-45	After Rule No. [illegible] of Bye law No. 20.1 of Bye laws of D.C.Rules following new rule is added. **New R[illegible]** [illegible] The lands of Government/Semi Government/ Public Institutions which are included in Public Semi public zone comm[illegible] [illegible] be allowed subject to following conditions :- 1) M[illegible] the existing built up area may be allowed for commercial purpose. 2) C[illegible] [illegible] shall be permitted along the roadside. 3) S[illegible] [illegible] shall be required for both the uses (Public Semi public use and commercial use) 4) B[illegible] [illegible] be permitted. 5) O[illegible] facing towards remaining premises shall not be allowed (closed by dead wall)

46	EP-46	In Ap[illegible] [illegible]tion for accommodation reservation) following charges are carried out- 1) Table No [illegible] 1 (C) Public Housing & Housing for Dishoused Column No.4 Sr.No.(b) (I) the word **"Total area"** is replaced "Net ar[illegible] 2) Table No [illegible] 1 (C) Public Housing & Housing for Dishoused Column No.4, Sr.No. (b) (3) the following condition No.3 inserted after [illegible] No.2 **Condition No** [illegible] Only one option from the following could be applied at a time and no modification should be allowed in the opti sanctioned, for the partial area. **Option** [illegible] make lay out of the plot. **Option** [illegible] make proposal for multistoried building without laying out the plot
47	EP-47	Following Appendices are inserted :- **Appendix O** [illegible] Model Building Bye-laws to provide facilities for physically handicapped persons (enclosed herewith) **Appendix P** :- Commercial use of lands in the possession of the Maharashtra State Road Transport Corporation (enclosed herewith) **Appendix Q** :- Special Regulations for Development of IT/ITES (enclosed herewith) **Appendix R** :- Regulation for Biotechnology Unit :- (enclosed herewith)

(Shivaji Patankar)
Under secretary to Government.

APPENDIX O

Model Building Bye-laws to provide facilities for physically handicapped persons :-

BYE-LAWS

1. SHORT TITLE EXTENT & COMMENCEMENT

1.1 These bye-laws shall be annexed to the Dharmabad Municipal Council, Dist Nanded Bye-laws.

1.2 They shall be extent to a whole Municipality of Dharmabad Dist Nanded

1.3 They shall come into force after one Months from the publication of the Notification of final approval from Government

2. DEFINITIONS :

2.1 Non-ambulatory Disabilities :- Impairments that, regardless of cause or manifestation for all practical purposes, confine individuals to wheelchairs.

2.2 Semi-ambulatory Disabilities :- Impairments that cause individuals to walk with difficulty or incurity individuals using braces or crutches, amputees. aribritics. spastics and those with pulmonary and cardiac ills may be semi-ambulatory.

2.3 Hearing Disabilities :- Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.

2.4 Sight Disabilities :- Total blindness or impairments affecting sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger.

2.5 Wheel Chair :- Chair used by disabled people for mobility. The standard size at wheelchair shall be taken as 1050 mm x 750 mm.

3. SCOPE

There bye-law are applicable to all buildings and facilities used by the public it does not apply to private and public residence.

4. SITE DEVELOPMENT

Level of the road access paths and parking areas shall be described in the plan along with specification of the materials :

4.1 Access path/walk way : Access path and plot entry and surface and parking to building entrance shall be minimum of 1800 mm wide having even surface without any steps, slope, if any, shall not have gradient greater than 5% selection of floor material shall be made suitably to attract or to guide visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously afferent from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as "guiding floor

material" (Annexure-1). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

4.2 Parking :- For parking of vehicles at handicapped people, the following provisions shall be made :-

a) Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30.0 meter from building entrance.
b) The width of parking bay shall be minimum 3.6 meter.
c) The information starting that the space is reserved for wheel chair users shall be conspicuously displayed.
d) Guiding floor materials shall be provided or a device which guides visually impaired persons with audible signals or other devices which serves the same purpose shall be provided.

5. BUILDING REQUIREMENTS

The specified facilities for the buildings for physically handicapped persons shall be as follows :-

1) Approach to plinth level
2) Corridor connecting the entrance text for the handicapped
3) Stair-ways
4) Lift
5) Toilet
6) Drinking water

5.1 Approach to plinth level : Every building should have at least one entrance accessible to the handicapped and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

5.1.1 Ramped Approach : Ramp shall be finished with non-material to enter the building. Minimum width of ramp shall be 180 mm. With maximum gradient 1:12 length of ramp shall not exceed 9.0 meter having 800 mm high handrail on both sides extending 300 mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the handrail shall be 50 mm.

5.1.2 Stepped Approach : For stepped approach, size of tread shall not be less than 30 mm and maximum riser shall be 150 mm. Provision of 800 mm high handrail on both sides of the stepped approach similar to the ramped approach.

5.1.3 Exist/Entrance Door : Minimum & clear opening of the entrance door shall be 900 mm and if shall not be provided with a step that obstructs the passage of a wheelchair user. Threshold shall not be raised more than 12 mm.

5.1.4 Entrance Landing : Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 mm x 2000 mm. The entrance landing that adjoin the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons (to coloured floor material whose colour and brightness is consciously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as "guiding floor materials" (Annexure-1). Finishes shall have a non slip surface with a texture traversable by a wheelchair. Curbs wherever provided should be end to a common level.

5.2 Corridor connecting the entrance/exit for the handicapped : The corridor connecting the entrance/exit of handicapped leading directly outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows :

e) Guiding floor materials shall be provided or devices that emit sound to guide visually impaired persons.
f) The minimum width shall be 1500 mm.
g) In case there is a difference of level slope ways shall be provided with a slope of 1:12.
h) Hand falls shall be provided for ramps/slope ways.

5.3 Stair-ways : One of the stair-way near the entrance/exit for the handicapped shall have the following provisions :-

a) The minimum width shall be 1350 mm.
b) Height of the riser shall not be more than 150 mm and width of the tread 300 mm. The steps shall not have abrupt (square) noising.
c) Maximum number of risers on a flight shall be limited to 12
d) Handrails shall be provided on both sides and shall extend 300 mm on the top and bottom of each flight or steps.

5.4 Lifts : Wherever lift is required as per bye-law, provisions of at least one lift shall be made for the wheel chair user with the following cage dimensions of lift recommended for passenger lift of 13 persons capacity of Bureau of Indian Standards.

Clear internal depth	1100 mm
Clear internal width	2000 mm
Entrance door width	900 mm

a) A handrail not less than 600 mm long at 1000 mm above floor level shall be fixed adjacent to the control panel.
b) The lift lobby shall be of an inside measurement of 1800 mm x 1800 mm or more.
c) The time of an automatically closing door should be minimum 5 seconds and the closing speed should not exceed 0.25 Meter Sec.
d) The interior of the cage shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage for entrance/exit is either open or closed.

5.5 Toilets : One special W.C. in a set of toilet shall be provided for the use of handicapped with essential provision of wash basin near the entrance for the handicapped.

a) The minimum size shall be 1500 mm x 1750 mm
b) Minimum clear opening of the door shall be 900 mm and the door shall swing out
c) Suitable arrangement of vertical/horizontal handrails with 50 mm clearance from wall shall be made in the toilet.
d) The W.C. seat shall be 500 mm from the floor.

5.6 Drinking Water : Suitable provision of drinking water shall be made for the handicapped near the special toilet provided for them

5.7 Designing for Children : In the buildings meant for the pre-dominate use of the children, it will be necessary to suitably after the height of the handrail and other fittings and fixtures etc.

Annexure I
Explanatory Note

GUIDING/WARNING FLOOR MATERIAL :

The floor material to guide or warn the visually impaired person with a change of colour or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor material. The material with different texture gives audible signals with sensory warning when a person moves on this surface with walking stick. The guiding/warning floor material is meant to give the directional effect or warn a person at critical places. This floor material shall be provide in the following areas :-

a) The access path to the building and the parking area
b) The land lobby towards the information board, recep[illegible]
c) immediately at the beginning/end of walkway where there is a [illegible]
d) At the location abruptly changing in level or beginning/end of ramp.
e) immediately in front of an entrance/exit and the landing.

PROPER SIGNAGE:

Appropriate identification of specific facilities within a building for the handicapped persons should be done with proper signals. Visually impaired persons makés use of other senses such as hearing and touch to compensate for the lack of vision whereas visual signals benefit those with hearing disabilities.

Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high). For visually impaired person, information board in fritter should be installed on the walk at a suitable height and it should be possible to approach them closely. To ensure safe walking there should not be any producing signs which creates obstructions in walking. Public address system may also be provided in busy public areas.

The symbols/information should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International symbol marked for wheel chair as shown below the installed at the lift, toilet stair cases, parking areas etc. that have been provided for the handicapped.

APPENDIX P

Commercial use of lands in the possession of the Maharashtra State Road Transport Corporation.

Notwithstanding anything to the contrary contains in this regulations or the Development Plan/Planning Proposals, land in the possession of Maharashtra State Road Transport Corporation shall be allowed to be developed for commercial use to the extent of 50% of the admissible floor space index subject, however, to the general restrictions otherwise applicable to such development and also in accordance with the Government of Maharashtra, Home Department, Resolution No.STC 3400/CR-148/TRA- 1 dated 1 February, 2001 as may modified from time to time.

APPENDIX Q

Special Regulations for Development of IT/ITES

R-1 Definition :

In the context of the policy, the Information Technology Industry, industry, IT services and IT Enabled Services as defined below :-

IT Taskforce of Government of India has defined IT software as follows :-

a) IT Software : IT Software is defined as any representation of instruction, data sound or image, including source code and object code, recorded in a machine readable form and capable of being manipulated or providing interactivity to a user with the means of a computer.

b) IT Hardware : IT Hardware covers approximately 150 IT products notified by Directorate of Industries.

c) IT Services and IT Enabled Services : These includes various IT services similar as defined by the IT Taskforce of the Government of India as follows :-

" IT Service including IT Enabled Service is defined as any unit that provides services, that result from the use of any IT Software over a Computer System for realizing any value addition"

The Directorate of Industries has prepared and published an illustrative list of such IT Enabled Services which is to be updated from time to time.

R-1-.2 Height of the Room for I.T.E. :

Notwithstanding any thing contained in these regulations, any telematic equipment storage erection facility can have a height as required for effective functioning of that system.

૩. **R-1.3 Covered Antenna to be Free of FSI :-**

Any covered Antenna/Dish Antenna/communication Tower will be allowed to be erected free of FSI, if it is used for Telecom (basic Cellular or Satellite Telephone) or ITE purpose which shall include equipment relating to Earth Station, V-Sat, Router, Transponders and similar ITE related structures or equipment.

૪. **R-1.4 I.T.E.s to be allowed in Residential Zone :-**

"Notwithstanding any thing contained in these regulations, IT/ITES on the plots/premises fronting on roads having width more than 12.00 Mt." shall be allowed.

૫. **R-1.5 I.T.E.s to be allowed in Industrial Zone (I-1) :-**

IT/ITES shall be permitted in I-1 Zone & Services Industrial Estates on all plots fronting on roads having width more than 12.00 Mt.

૬. **R-1.6 I.T.E.s to be allowed in General Industrial Zone (I-2) & Special Industrial Zone (I-2) :**

IT/ITES shall be permitted on all plots fronting on roads having width more than 12.00 Mt.

R-1.7 I.T.Es to be allowed in No Development Zone/Green Zone earmarked in the Development Plan :-

Development Plan of IT/ITES with ancillary residential development shall be allowed in No Development Zone subject to the following conditions: -

a) The total FSI shall not exceed 0.20

b) Residential Development shall not exceed one third of the total built up area

c) Construction of ITE/Ancillary residential use may be permitted (in suitable location so as to keep as much as remaining space open) upto 20 percent on 10 percent of the area of plot. On remaining 90 percent plot, trees shall be planted at the rate of 500 trees per hectare.

d) Sub-division of land shall be permitted with the area of plot to be sub-divided being not less than 4000 Sq.Mt.

R-1.8 Additional FSI to IT/ I.T.E.s :-

Subject to approval by Director of Industries, the Commissioner/Chief Officer or as the case may permit the Floor Spaces Indices specified in these regulations to be exceeded to the extent of 100 percent over and above the permissible FSI as under (including for IT/ITEs units located in No Development Zone/Green Zone/Agricultural Zone proposed in the Development Plan or Regional Plan.

(i) 100 percent additional FSI shall be made available to a[illegible] parks.

(ii) 100 percent additional FSI shall be made available to all registered IT/ITES units located in private IT parks approved by the Director of Industries

(iii) Permission for erecting towers and antenna upto the height permitted by the Civil Aviation Department shall be granted by the concerned municipal bodies at the time and as a part of approval of building plan itself.

R-1.9 General Terms/Conditions applicable for Development of IT/ITES units :

(i) Additional FSI to IT/ITES would be available only upon full utilization of basic admissible FSI.

(ii) Additional FSI to IT/ITES would be available to IT/ITES parks duly approved by the Director of Industries.

(iii) The additional FSI shall be granted upon payment of premium which shall be paid in the manner as may be determined by the Government. Such premium shall be recovered at the rate of 25 percent of the present day market value of the land under reference as indicated in the Ready Reckoner.

(iv) 25 percent the total premium shall be paid to the Government and remaining 75 percent amount shall be paid to the said respective Municipal Corporation Municipal Councils, Special Planning Authority or New Town Development Authority. Where no such Planning Authority exists, the share of premium shall be paid to the MIDC.

(v) The premium so collected by the Planning Authorities/MIDC shall be primarily used for development/upgradation of all sites infrastructures required for IT/ITES park and the utilization of this premium shall be monitored by the empowered committee.

(vi) In the event, the developer comes forward for provision of such of site infrastructure at his own cost, then the respective Planning Authority or the MIDC as the case may be shall determine the estimated cost of the works and shall also prescribed the standards for the work. After completion of the works, the said Planning Authority/MIDC shall verify as to whether the same is as per prescribed standards and thereafter, by deducting the cost of works the balance amount of premium shall be recovered by the said Planning Authority/MIDC.

(vii) Users/Services ancillary to the IT/ITES : While developing site for IT/ITES with additional FSI, users ancillary to the principal user as may be approved by the Directorate of Industries shall also be allowed.

(viii) No condonation in the required open spaces, parking and other requirements prescribed in these regulations shall be allowed in case of such additional FSI.